



PRESENT:

Mr. Daniel A. Gecker, Chairman
Mr. Russell J. Gulley, Vice Chairman
Mr. F. Wayne Bass
Mr. Kirkland A. Turner, Secretary to the Commission,
Planning Director

ABSENT:

Mr. Jack R. Wilson, III
Mr. Sherman W. Litton

ALSO PRESENT:

Mr. Glenn E. Larson, Assistant Director, Advance Planning
and Research and Information Section, Planning Department
Ms. Barbara L. Fassett, Planning Administrator, Advance Planning
and Research Section, Planning Department
Mr. James K. Bowling, Principal Planner, Advance Planning
and Research Section, Planning Department
Mr. Steven F. Haasch, Principal Planner, Advance Planning and
Research Section, Planning Department
Mr. Zachary Mayo, Planner, Advance Planning and
Research Section, Planning Department
Ms. Lauren Blair, Planning Technician, Customer Service
Section, Planning Department
Ms. Linda N. Lewis, Administrative Assistant, Administration
Section, Planning Department
Ms. Michelle L. Martin, Secretary, Administrative Section,
Planning Department
Mr. David W. Robinson, Assistant County Attorney,
County Attorney's Office
Mr. Steven E. Simonson, Senior Engineer,
Transportation Department
Mr. Richard M. McElfish, Director,
Environmental Engineering Department
Mr. Scott Flanigan, Water Quality Manager,
Environmental Engineering Department

Messrs. Gecker, Gulley, Bass and staff assembled at 3:00 p. m. at the Mt. Hermon Baptist Church, 18100 Genito Road, Moseley, VA, for a meeting to discuss the following:

- ◆ 3:00 p.m. Afternoon Session: Mt. Hermon Baptist Church
18100 Genito Road, Moseley, VA 23120

Call to Order

Presentation of Draft *Upper Swift Creek Plan* Amendment and related Ordinances.

- Presentation of *Plan*
- Citizen Discussion

Recess to 7:00 p. m. Evening Session.

- ◆ 7:00 p.m. Evening Session: Mt. Hermon Baptist Church
18100 Genito Road, Moseley, VA 23120

Call to Order

Presentation of Draft *Upper Swift Creek Plan* Amendment and related Ordinances.

- Presentation of *Plan*
- Citizen Discussion

Adjournment

3:00 P. M. ASSEMBLY AND MEETING

Mr. Gecker welcomed those in attendance and presented a chronology of events leading to the current meeting.

PRESENTATION OF DRAFT UPPER SWIFT CREEK PLAN AMENDMENT AND RELATED ORDINANCES.

- PRESENTATION OF *PLAN*.

Mr. Jimmy Bowling made a presentation of the Draft *Upper Swift Creek Plan Amendment* and related Ordinances, to include an overview of goals, notes, key findings and recommendations, a comparison of current and proposed land uses, existing zoning and development patterns and elements of the accompanying proposed Ordinance Amendments. He noted County staff was present to address questions/concerns relative to transportation and water quality.

- CITIZEN DISCUSSION.

Mr. Michael Brandon; Mr. Ben Durvin; Mr. Bruce E. Moseley; Mr. George B. "Buddy" Sowers, Ms. Gail Strehler; Mr. Jack Horner; Mr. David Anderson; Mr. Peter L. Martin; Ms. Renee Fuller; Mr. Bill Hastings, area landowners, residents and/or developers; voiced opposition to the proposed *Plan*, citing concerns relative to density; land use designations; the "deferred growth" area delineated in the proposed *Plan* resulting in an infringement upon citizens' rights to develop their property; encroachment of development into the residential community; deferral of the *Plan* to allow the public a thorough review of the proposal; the lack of public services and infrastructure to accommodate continued area development; the lack of notification to all agricultural property owners in the region; the impact the proposed Ordinance

Amendments would have relative to buffer, transportation and water quality requirements; no commercial development along Genito Road; the unintended consequences of the *Plan* that would create sprawl; and concerns that the *Plan* was too strict, burdensome to landowners and favored developers over property owners.

Mr. Charles F. Payne, a Moseley resident, expressed concerns regarding the encroachment of development adjacent to his property but he supported the deferred growth area for five (5) years to allow infrastructure to catch up with growth and the recommended Powhite interchange alignment at Genito Rd.

There being no one else to speak, the citizens' comment session was closed.

Mr. Gulley stated the Commission had been mandated by the Board of Supervisors to conduct a public hearing and forward a recommendation.

Mr. Bass stated there were many questions that still needed to be answered but could not be addressed given the constraints placed on the Commission by the Board. He stated the goal of the "deferred growth area" was to slow down growth so infrastructure needs could catch up; that he did not know if the Powhite Parkway Extension would be constructed in his lifetime but the route delineated on the *Thoroughfare Plan* would not necessarily be the actual route constructed; and that he felt the "no net increase in phosphorous runoff" from undeveloped land would be difficult but achievable and was needed for the protection of the reservoir.

The Commission recessed at 3:48 p. m., agreeing to reconvene at 7:00 p. m.

7:00 P. M. ASSEMBLY AND MEETING

Mr. Gecker welcomed those in attendance and presented a chronology of events leading to the current meeting.

PRESENTATION OF DRAFT *UPPER SWIFT CREEK PLAN* AMENDMENT AND RELATED ORDINANCES.

- PRESENTATION OF *PLAN*.

Mr. Jimmy Bowling made a presentation of the Draft *Upper Swift Creek Plan Amendment* and related Ordinances, to include an overview of goals, notes, key findings and recommendations, a comparison of current and proposed land uses, existing zoning and development patterns and elements of the accompanying proposed Ordinance Amendments. He noted County staff was present to address questions/concerns relative to transportation and water quality.

- CITIZEN DISCUSSION.

Mr. Glenn Decker; Mr. Stephen Conte; Mr. Chris Salle'; Mr. Eddie Absher; Mr. William Shewmake; Ms. Shelley Scheutz; Mr. Michael Brandon; Ms. Andrea Epps; Ms. Marleen Durfee; Mr. Joe Brenner; Mr. Nat Wooding; Ms. Camille Decker; Mr. Peter Martin; Mr. Paul Strehler; Mr. Mark Tubbs; Ms. Betty Hunter-Clapp; Mr. Melvin Rudd; Mr. Tom Pakurar, area landowners, residents and/or developers; voiced

opposition to the proposed *Plan*, citing concerns relative to density; land use designations; the "deferred growth" area delineated in the proposed *Plan* resulting in an infringement upon citizens' rights to develop their property; encroachment of development into the residential community; deferral of the *Plan* to allow the public a thorough review of the proposal; the lack of public services and infrastructure to accommodate continued area development; the lack of notification to all agricultural property owners in the region; the impact the proposed Ordinance Amendments would have relative to buffer, transportation and water quality requirements; no commercial development along Genito Road; the unintended consequences of the *Plan* that would create sprawl; and concerns that the *Plan* was too strict, burdensome to landowners and favored developers over property owners.

Mr. Charles F. Payne, a Moseley resident, expressed concerns regarding the encroachment of development adjacent to his property but he supported the deferred growth area for five (5) years to allow infrastructure to catch up with growth and the recommended Powhite interchange alignment at Genito Rd.

There being no one else to speak, the citizens' comment session was closed.

The Commission thanked all those present for their comments, noting a public hearing on the matter was scheduled for Thursday, July 19, 2007, at 7:00 p. m., in the Public Meeting Room at the Chesterfield Administration Building.

There being no further business to come before the Commission, it was on motion of Mr. Gulley, seconded by Mr. Bass, that the Commission adjourned at 8:40 p. m. to July 17, 2007, at 12:00 Noon in the Multipurpose Meeting Room of the Chesterfield County Community Development Building, 9800 Government Center Parkway, Chesterfield, VA.